

DEVELOPMENT CONDITIONS

SEA 84-D-004-03

October 22, 2014

If it is the intent of the Board of Supervisors to approve SEA 84-D-004-03 located at 2150 Centreville Road [Tax Map 16-1 ((1)) 7A] for a service station and quick service food store pursuant to Sect. 4-604 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, previously approved conditions are marked with an asterisk (*):

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right special permit and/or special exception uses may be permitted on the Application Property without the approval of a Special Exception Amendment if such uses do not affect this Special Exception.*
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled Sunoco, Inc., 2150 Centreville Road, prepared by CoreStates Group and dated July 16, 2014 and revised through August 25, 2014, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.*
4. Landscaping shall be provided as shown on the Special Exception Amendment Plat. The landscaping at the corner of Parcher Avenue and Centreville Road shall comply with Section 2-505 of the Zoning Ordinance and shall not impede the driver's eye viewshed within an angle of 120 degrees from the stop bar of the Parcher Avenue exit to assist the driver's view of vehicles turning right from Centreville Road. The landscaped area will be generally in conformance with the Conceptual Landscape Exhibit dated September 12, 2014(attached to these conditions).

5. A cash contribution of \$2000 shall be made prior to any site plan approval for funding of landscaping or streetscaping improvement in the area and such monies will be distributed upon consultation with the Dranesville District Supervisor's office.
6. All dead and dying trees as identified by the SEA Plat and the Urban Forest Management Division shall be replaced prior to issuance of a Non-Residential Use Permit (Non-RUP).
7. The total number of employees shall be limited to four (4) on each shift.*
8. There shall be no display, selling, storing, rental, or leasing of automobiles, trucks, trailers, recreational vehicles, lawn mowers on this property.*
9. Any offsite sight distance easements necessary for the entrances will be required at site plan approval.
10. The applicant shall provide green building practices, including use of energy efficient mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, low volatile compounds in paints, sealants and finish materials, construction waste management and the storage and collection of recyclables.
11. The service station and quick service food store shall not be used for performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period of seventy-two (72) hours and there shall be no more than two (2) such vehicles onsite at any one time.
12. The building shall be in general conformance with the elevations shown on the SEA Plat, to include use of similar materials on all sides with similar articulation and material quality.
13. All onsite sidewalks shall be ADA accessible and a ramp, additional to that shown on the SEA Plat, shall be added at the front, i.e. facing Centreville Road, northeast quadrant of the building.
14. The lighting onsite shall conform to the Zoning Ordinance performance standards in Article 14.
15. No outdoor storage prohibited by the Zoning Ordinance is permitted.
16. All signs shall be in conformance with Article 12.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.